

**TRANSFER
TAX
PAID**

Doc # 2005014537
Book 8431 Page 0111

WARRANTY DEED

33-4

② **KNOW ALL MEN BY THESE PRESENTS** that **Aaron D. Cole and Lynn E. Cole** husband and wife, both of Bristol, County of Lincoln, and State of Maine, for consideration paid, grant to **Denise Vear**, of Waterville, County of Kennebec and State of Maine with Warranty Covenants, a certain lot or parcel of land, with the buildings thereon, situated in Waterville in the County of Kennebec and State of Maine and bounded and described as follows to wit:

Lot Numbered Five (5) according to a plan of lots known as Beverly Hills in Waterville, Maine, aforesaid, made by Harry E. Green, C.E., dated January 7, 1946, and recorded in the Kennebec County Registry of Deeds in Plan Book 15, at Page 3, to which reference is hereby made for a more particular description.

The above described parcel of land is conveyed subject to the following restrictions lettered A to I which will be binding upon the said grantee and all persons claiming or holding under or through said grantee, and said restrictions shall be deemed as covenants running with the title to said land.

(A) That said land shall be used only for residential purposes; and not more than one residence and the outbuildings thereof, such as a garage, shall occupy said land or any part thereof, at any one time, nor shall said lots be subdivided or so sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes;

(B) That no house for more than two families, and that no house costing less than Four Thousand Five Hundred (\$4,500) Dollars shall be built upon said lots; and that no building, or extension of such building, shall be erected or placed on any part of said land nearer to the street line which said building faces than twenty-five (25) feet;

(C) That said outbuildings, including garages, shall not be erected nearer to the street line upon which the house constructed or to be constructed on said lot shall face than the front part of the main building erected or to be erected on said lot or lots;

(D) That no placards or advertising signs other than such as relate to the sale or leasing of said lot or lots, shall be erected or maintained on said lot or any building thereon;

(E) That no fence or construction of any kind other than a dwelling house shall at any time be erected in any position to interfere with view from residences on adjoining lots;

(F) That no cows, horses, goats, swine, hens or dog kennels, shall at any time be kept or maintained on said lot or lots or in any building thereon;

(G) That if the owner of two or more contiguous lots desires to improve said lots as one lot, insofar as such contiguous lots are concerned, the foregoing covenants of restriction shall be construed as applying to a single lot;

(H) That no house or other building shall be erected or placed upon said land nearer to the lines of said land than six (6) feet, and in addition, the following shall be applicable to buildings erected or placed on lots numbered 5, 6, and 32;

(I) No houses, extensions thereto, outbuildings, including garages, or other buildings shall in any case be erected on lots numbered five (5) and six (6) nearer to the Sidney Road than twenty-five (25) feet; No house, extension thereto, outbuildings, including garages, or other outbuildings shall be erected on lot numbered thirty-two (32) nearer to both Franklin Street and Roland Street than twenty-five (25) feet. The restrictions in this paragraph shall not in any way affect those set forth in paragraphs lettered B and C.

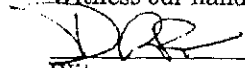
Said lots are conveyed with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land and applicable to all lots hereafter to be sold by Charles Poulin on a Plan of lots known as Beverly Hills,

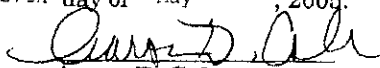
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in Waterville, Maine aforesaid, and for a violation of the terms hereof, or any of them, by the said Grantee, herein named, or any person or persons holding or claiming by, under or through the aforesaid grantee, the right is expressly reserved to the grantor, their heirs, and assigns, or the owner of any lot or lots on said plan of lots known as Beverly Hills to proceed at law or in equity compel compliance with the terms hereon. The grantors herein shall not be held responsible for the enforcement of the foregoing restrictions.

Being the same property conveyed by Warranty Deed from Robert L. Bongiovanni and Corrine Bongiovanni to Aaron D. Cole and Lynn E. Cole dated August 17, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6594, Page 224.

Witness our hands and seals this 27th day of May, 2005.


Witness


Aaron D. Cole


Witness


Lynn E. Cole

STATE OF MAINE
KENNEBEC, SS.

May 27, 2005

Personally appeared the above named **Aaron D. Cole and Lynn E. Cole** and acknowledged the foregoing instrument to be their free act and deed.

Before me,


NOTARY PUBLIC

SEAL

DAVID R. BUTLER
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 21, 2007

Received Kennebec SS.
06/01/2005 9:00AM
4 Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS